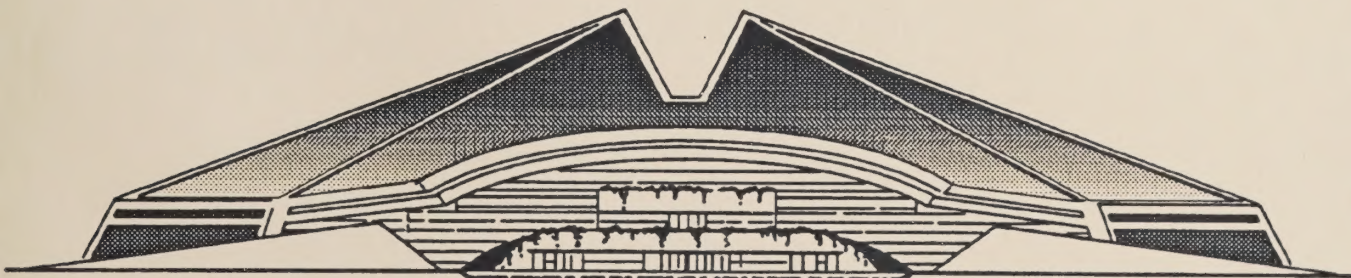
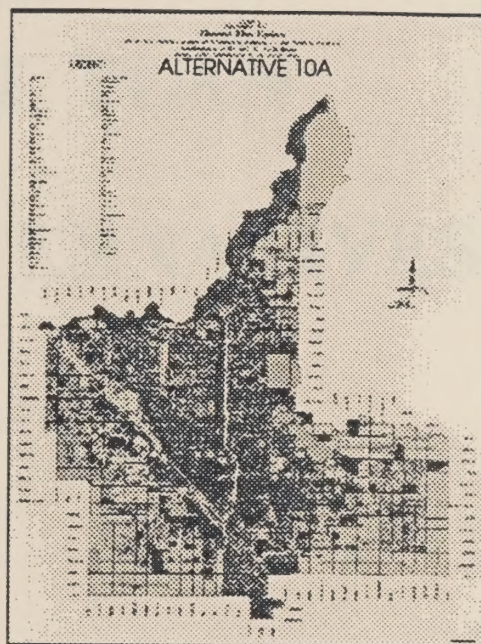
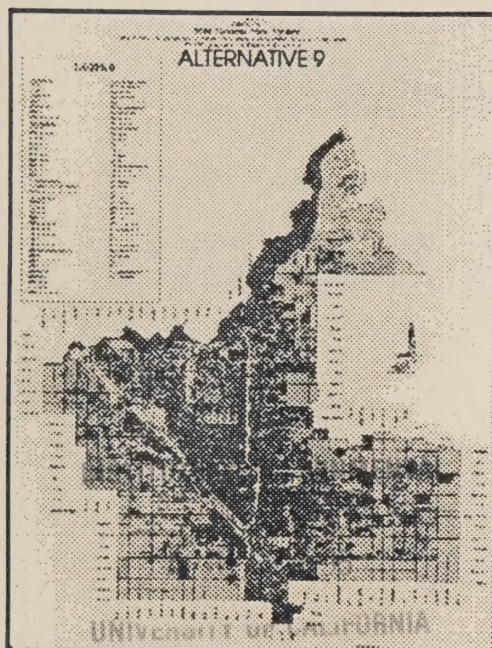


GENERAL PLAN LAND USE ALTERNATIVES



City of Fresno
Development Department
Planning Division
February 1995



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GENERAL PLAN

LAND USE ALTERNATIVES

**City of Fresno
Development Department
Planning Division
February 1995**

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THE PRESENT SETTING

The Fresno Sphere of Influence encompasses approximately 90,000 acres or 140.1 square miles, exceeding the physical size of the City of Fresno by about 40 percent. Excluding various kinds of transportation rights-of-way, the Fresno Sphere of Influence contains land parcels totalling more than 75,000 acres. As shown in Illustration 1, eleven percent of the land within the Fresno Sphere of Influence is currently vacant and an additional 30 percent is in the form of open space, predominantly for agricultural production and various recreational uses. Accordingly, only 59 percent of the land is devoted to urban uses such as residential, commercial, industrial and public facilities. Despite rapid metropolitan growth in recent decades, commercial and industrial uses still account for only 4.4 percent and 7.4 percent respectively of the total land in the Fresno area. Table 1 provides generalized land use data for the existing Fresno Sphere of Influence. More detailed land use statistics by community plan area are provided in Attachment 1 for reference purposes.

Illustration 1

EXISTING LAND USE EXISTING SPHERE OF INFLUENCE

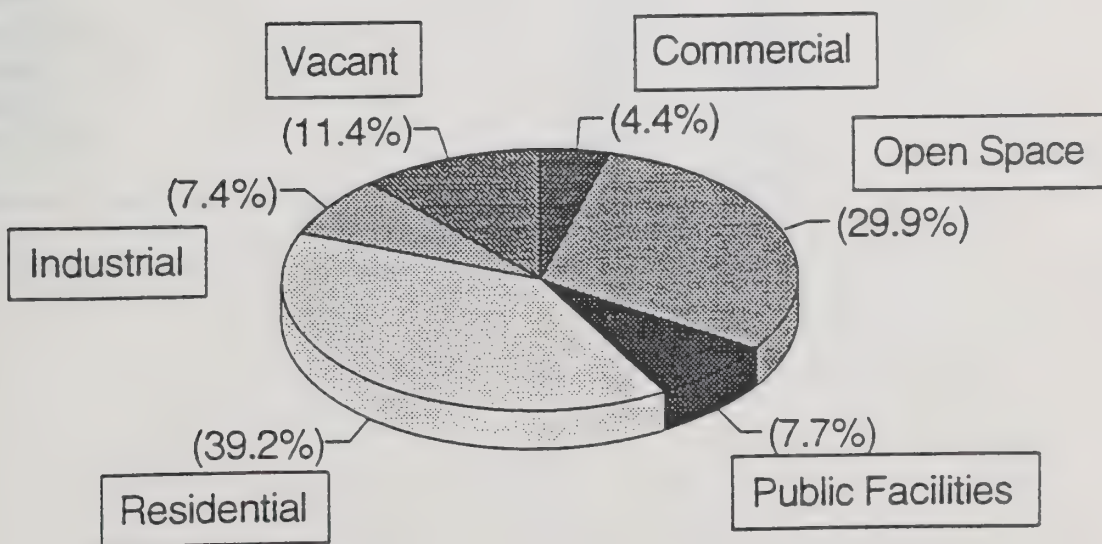


Table 1

GENERALIZED EXISTING LAND USE

Land Use Designation	Existing S.O.I.	%
Commercial	3,329	4.42%
Business Park	0	0.00%
Community Commercial	366	0.49%
General & heavy Commercial	1,482	1.97%
Neighborhood Commercial	525	0.70%
Office Commercial	818	1.08%
Regional Commercial	129	0.17%
Other	9	0.01%
Industrial	5,582	7.40%
Light Industrial	3,921	5.20%
Heavy Industrial	1,661	2.20%
Open Space	22,528	29.88%
Neighborhood & Community Parks	220	0.29%
Regional Parks	430	0.57%
Agriculture	18,232	24.18%
Ponding Basins	1,065	1.41%
Multi-Use Open Space	1,478	1.96%
Other	1,102	1.46%
Public Facilities	5,840	7.75%
Schools	1,452	1.93%
Other	4,396	5.83%
Residential	29,525	39.16%
High Density	1,383	1.83%
Low Density	1,614	2.14%
Medium Density	9,517	12.62%
Medium-high	2,223	2.95%
Medium-low	8,762	11.62%
Rural Residential	6,025	7.99%
Vacant	8,598	11.40%
Total	75,402	100.00%

Residential

Residential use is the largest land consumer, accounting for 39 percent of the land in the Fresno Sphere of Influence. As indicated in Table 2, a total of 29,525 acres has been developed for residential neighborhoods of varying densities. Medium density neighborhoods, averaging six units per acre, represent approximately one-third (32.2%) of the residential acreage in Fresno. The second largest residential land use is medium-low density residential, occupying approximately 8,762 acres or 30 percent of the total residential land. The remaining 38 percent of residential land is shared by neighborhoods ranging in density from 0.5 units per acre (rural density residential) to 28 units per acre (high density residential). Based on the information contained in Table 1, it can be concluded that despite urban growth in recent years, Fresno is still a city characterized by relatively low density neighborhoods. With a current population estimated at 452,000, the Fresno Sphere of Influence has a density of 15.3 persons per residential acre. To accommodate the projected population growth in the coming decades, however, Fresno's population density is expected to increase slightly to 16.1 persons per acre under Alternative 9.

Table 2

RESIDENTIAL LAND USE EXISTING SPHERE OF INFLUENCE

Density		Existing S.O.I.	
		Acreage	%
High Density	rh	1,383.4	4.69%
Low Density	rl	1,614.3	5.47%
Medium Density	rm	9,517.1	32.23%
Medium-high	rmh	2,223.2	7.53%
Medium-low	ml	8,762.1	29.68%
Rural Residential	ru	6,025.2	20.41%
Total		29,525.3	100.00%

Commercial

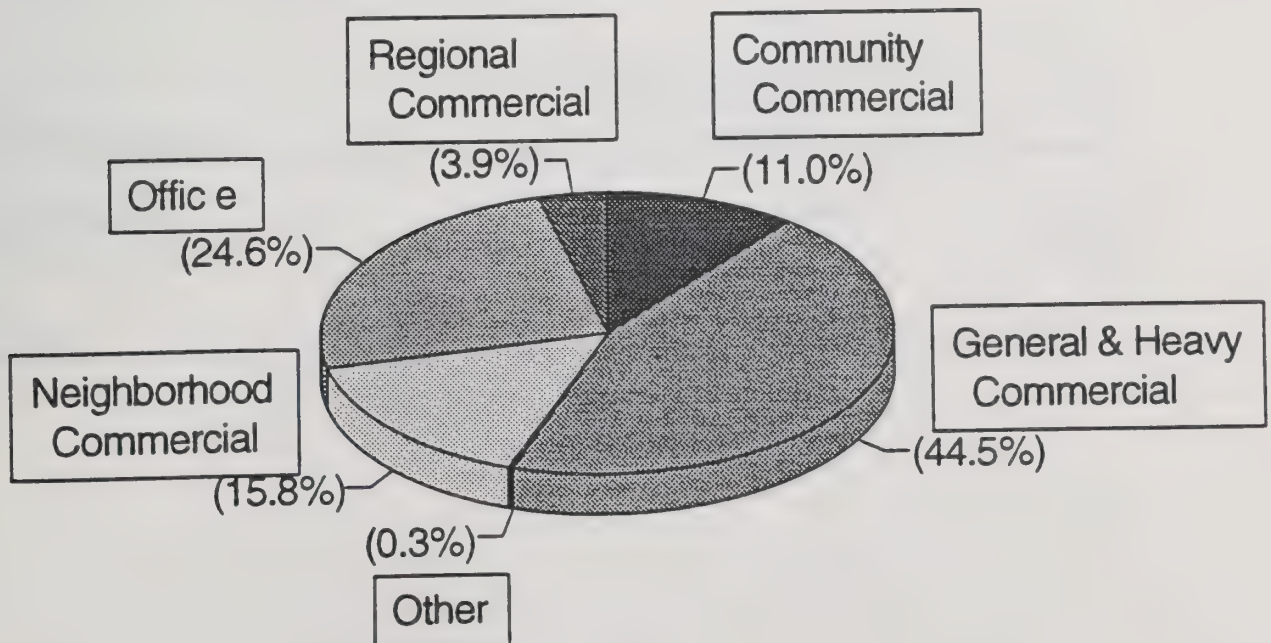
Commercial uses as a whole consume a relatively small percentage (4.4 percent) of the land within the Fresno Sphere of Influence. As indicated in Illustration 2, general and heavy commercial uses, located primarily along major streets such as N. Blackstone and E. Kings Canyon Avenues, account for nearly half (44.5 percent) of the total commercial acreage.

With a 25 percent share of commercial acreage, office use represent the second largest commercial land user. Eight hundred and eighteen acres of land in the Fresno Sphere of Influence are occupied by businesses and service providers using office space. In recent years, the service producing industry has been the fastest growing sector in Fresno as in the rest of the nation. The proposed general plan alternative has allocated over 2,000 acres of land for office development. If completely developed according to the General Plan, office may surpass general and heavy commercial as the number one commercial use in the future.

The remaining commercial acreage in the Fresno Sphere of Influence is shared by neighborhood commercial, community commercial and regional commercial as shown in the following pie chart.

Illustration 2

EXISTING COMMERCIAL LAND USE



Industrial

As indicated in Table 3, industrial uses occupy a total of 5,582 acres in the Fresno Sphere of Influence. Due to Fresno's agricultural economic base, many local goods producing industries are engaged in food processing or have strong ties to the farming industry. As a result, 70 percent of the industrially developed land is occupied by light industrial firms. Notwithstanding the on-going diversification of the Fresno economy, light industry with linkages to agriculture will remain as an important industrial land user in the coming decades.

As part of its regional transportation planning program, the Fresno County Council of Governments has developed an employment projection for Fresno County. Based on that projection, as shown in Table 4, there will be approximately 130,000 industrial jobs in the Fresno Metropolitan Area. At an average industrial employment density of 10.4 workers per acre, Fresno will need an additional 6,925 acres of industrial land reserve to accommodate the projected industrial growth. Reflecting this projected demand in Table 5, the proposed general plan alternative accommodates this industrial expansion potential in its land use budget.

Table 3

EXISTING INDUSTRIAL LAND USE EXISTING SPHERE OF INFLUENCE

Land Use Designation		Existing S.O.I.	
		Acreage	%
Light Industrial	il	3,921	70.25%
Heavy Industrial	ih	1,661	29.75%
Total		5,582	100.00%

Table 4

INDUSTRIAL EMPLOYMENT, FRESNO METROPOLITAN AREA

INDUSTRIAL SECTOR	1991 COUNTY	1991 FCMA % OF COUNTY	1991 FCMA	1991 FCMA INDUSTRIAL JOBS	1991 FRESNO INDUSTRIAL JOBS	2020 COUNTY	2020 FCMA	2020 FCMA INDUSTRIAL JOBS	2020 FRESNO INDUSTRIAL JOBS
Durable Goods Manufacturing	10,600	89.66%	9,503	9,503	9,028	38,500	34,517	34,517	32,791
Non-durable Goods Manufacturing	15,400	89.66%	13,807	13,807	13,117	52,100	46,710	46,710	44,375
Transportation & Public Utilities	12,500	92.00%	11,500	6,600	6,270	23,600	21,712	12,461	11,837
Wholesale Trade	14,400	88.89%	12,800	12,800	12,160	49,000	43,556	43,556	41,378
Total Industrial Employment	52,900		47,610	42,710	40,575	163,200	146,495	137,244	130,381

EMPL071

Table 5

INDUSTRIAL EMPLOYMENT AND ACREAGE, FRESNO METROPOLITAN AREA

INDUSTRIAL SECTOR	1991 FRESNO INDUSTRIAL JOBS	1991 FRESNO INDUSTRIAL ACREAGE	2020 FRESNO INDUSTRIAL JOBS	1991-2020 FRESNO INDUSTRIAL JOB INCREASE	2020 FRESNO INDUSTRIAL ACREAGE NEED	1994 GENERAL PLAN INDUSTRIAL RESERVE REQUIREMENT
Durable Goods Manufacturing	9,028		32,791	23,763		
Non-durable Goods Manufacturing	13,117		44,375	31,258		
Transportation & Public Utilities	6,270		11,837	5,567		
Wholesale Trade	12,160		41,378	29,218		
Total Industrial Employment	40,575		130,381	89,806		
Total Industrial Area		5,582			12,507	6,925
Light Industrial Area		3,921			8,906	4,985
Heavy Industrial Area		1,661			3,601	1,940

INDACR2

Public Facilities

Within the Fresno Sphere of Influence, there are a wide range of public facilities occupying a total of 5,840 acres . Table 6 indicates that elementary and secondary schools, including both public and private, consume the largest percentage (24.9%) of public facility acreage, closely followed by California State University, Fresno and Airports. Other major public facilities include churches, cemeteries, government buildings, hospitals, the Fairground and PG & E substations as tabulated in Attachment 1.

Table 6

EXISTING PUBLIC FACILITY LAND USE EXISTING SPHERE OF INFLUENCE

Land Use Designation		Existing S.O.I.	
		Acreage	%
Schools	ps	1,452	24.86%
California State University, Fresno	pc	1,303	22.31%
Airport	pa	1,127	19.29%
Public/Quasi Public Facilities	pf	445	7.61%
Other	o	1,514	25.93%
Total		5,840	100.00%

Open Space

As shown in Table 7, of the 22,528 acres of land classified as open space in the Fresno Sphere of Influence, 81 percent is farmland contributing to the economic base for the region. The second largest open space category is designated for multiple uses, found along the San Joaquin River, which also serves as the northwest boundary of the Fresno Metropolitan Area. The third largest open space type performs the important function of flood control under the jurisdiction of the Fresno Metropolitan Flood Control District. With rapid urban growth projected for the coming decades, continued conversion of farmland to urban uses is inevitable. As discussed in further detail in the next section, the proposed general plan alternative attempts to minimize the loss of farmland by increasing residential density of future housing development.

Table 7

EXISTING OPEN SPACE LAND USE EXISTING SPHERE OF INFLUENCE

Land Use Designation		Existing S.O.I.	
		Acreage	%
Neighborhood & Community Parks	orp	220	0.98%
Regional Parks	orpr	430	1.91%
Agriculture	oa	18,232	80.93%
Ponding Basins	obp	1,065	4.73%
Multi-Use Open Space	om	1,478	6.56%
Other	os	1,102	4.89%
Total		22,528	100.00%

GENERAL PLAN ALTERNATIVES 9 AND 10a

Of the twelve general plan land use alternatives developed by staff, the City of Fresno Council selected Alternatives 9 and 10a for distribution to appropriate agencies and organizations for input and comment.

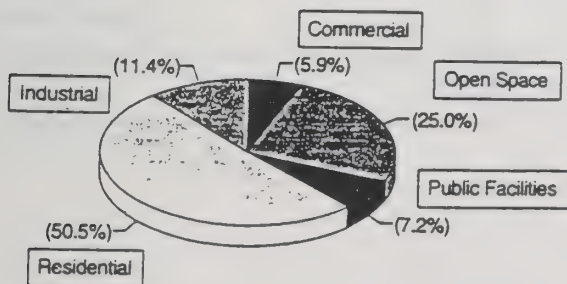
Illustration 3 shows the land use distribution of the General Plan Alternatives 9 and 10a. Further, Table 8 compares the existing land use with both general plan alternatives' land use designations, demonstrating a marked increase in the percentage of land devoted to residential use (from 39% to 51% and 53% respectively). The reason for this dramatic change in land use is the projected doubling of the Fresno Metropolitan Area's population from its 1994 level of 452,000 to 960,000 by the year 2020. Because of the projected rapid population growth, thousands of acres of productive farmland presently existing in the Fresno Sphere of Influence will be urbanized. However, approximately 14,400 acres and 10,700 acres in the general plan area will be preserved in agricultural use by the general plan alternatives respectively.

Detailed statistics on the land use designation of both alternatives are contained in Attachments 2 and 3.

Illustration 3

GENERAL PLAN LAND USE

ALTERNATIVE 9



ALTERNATIVE 10a

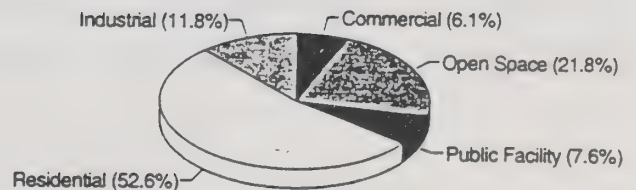


Table 8

GENERALIZED EXISTING LAND USE

GENERAL PLAN ALTERNATIVE 9 LAND USE DESIGNATION

GENERAL PLAN ALTERNATIVE 10a LAND USE DESIGNATION

Land Use Designation	Existing S.O.I.	%	General Plan Alternative 9	%	General Plan Alternative 10a	%
Commercial	3,329	4.42%	6,600	5.85%	6,464	6.09%
Business Park	0	0.00%	488	0.43%	488	0.46%
Community Commercial	366	0.49%	927	0.82%	908	0.86%
General & heavy Commercial	1,482	1.97%	1,746	1.55%	1,742	1.64%
Neighborhood Commercial	525	0.70%	986	0.87%	968	0.91%
Office Commercial	818	1.08%	2,036	1.80%	1,940	1.83%
Regional Commercial	129	0.17%	352	0.31%	352	0.33%
Other	9	0.01%	66	0.06%	66	0.06%
Industrial	5,582	7.40%	12,888	11.42%	12,553	11.83%
Light Industrial	3,921	5.20%	9,287	8.23%	8,952	8.44%
Heavy Industrial	1,661	2.20%	3,600	3.19%	3,600	3.39%
Open Space	22,528	29.88%	28,230	25.02%	23,172	21.85%
Neighborhood & Community Parks	220	0.29%	626	0.55%	583	0.55%
Regional Parks	430	0.57%	828	0.73%	828	0.78%
Agriculture	18,232	24.18%	14,378	12.74%	10,683	10.07%
Ponding Basins	1,065	1.41%	1,673	1.48%	1,658	1.56%
Multi-Use Open Space	1,478	1.96%	5,866	5.20%	5,789	5.46%
Other	1,102	1.46%	4,859	4.31%	3,630	3.42%
Public Facilities	5,840	7.75%	8,159	7.23%	8,127	7.66%
Schools	1,452	1.93%	2,523	2.24%	2,451	2.31%
Other	4,396	5.83%	5,636	4.99%	5,677	5.35%
Residential	29,525	39.16%	56,970	50.48%	55,758	52.57%
High Density	1,383	1.83%	1,413	1.25%	1,414	1.33%
Low Density	1,614	2.14%	2,713	2.40%	3,029	2.86%
Medium Density	9,517	12.62%	19,924	17.66%	18,340	17.29%
Medium-high	2,223	2.95%	4,658	4.13%	4,304	4.06%
Medium-low	8,762	11.62%	19,044	16.88%	19,971	18.83%
Rural Residential	6,025	7.99%	9,218	8.17%	8,701	8.20%
Vacant	8,598	11.40%	0	0.00%	0	0.00%
Total	75,402	100.00%	112,847	100.00%	106,073	100.00%

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As indicated in Illustration 4, among the twelve alternatives presented, Alternatives 9 and 10a represent two efficient land use alternatives with a considerable population capacity (over 900,000). With the same slight increase in population density (from 15 to 16 persons per acre), both retain the current Fresno housing composition (37% multiple family and 63% single family). Efficiency in the utilization of urban land is essentially the same under both alternatives. With the same urban growth to population growth ratio, (.6), every one percent of population growth will require only .6 percent increase in urban acreage during the planning period. The planning for schools, parks and other public facilities in both alternatives has been based on the standards adopted and implemented by the various local public agencies and City departments. The major differences between Alternatives 9 and 10a, however, are the higher population capacity of the former (30,000 people more) and its associated larger acreage of urban expansion (1,800 acres more).

The major characteristics of the General Plan Alternatives 9 and 10a are described as follows:

Land-Efficient Urban Growth

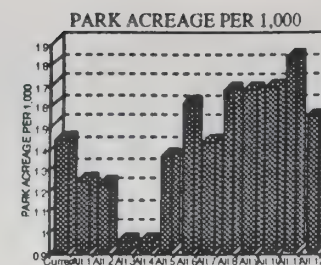
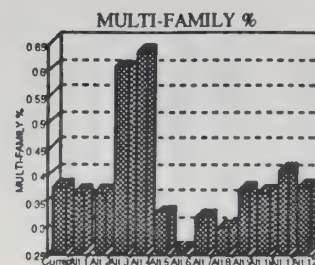
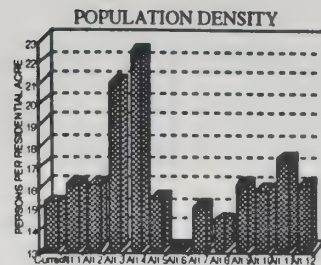
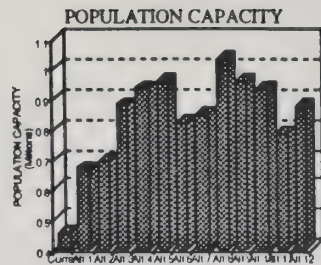
General Plan Alternatives 9 and 10a can both be labeled a land-efficient urban growth alternative because urban growth rate will amount to 60 percent of population growth rate. Under Alternative 9, the Fresno General Plan area population will increase from 452,000 in 1994 to 963,000 by the year 2020, an increase of 113 percent whereas Alternative 10a will accommodate 30,000 people less. Under Alternative 9, urban acreage will increase from 61,000 acres to about 102,800 acres during the planning period, or 68 percent while Alternative 10a will permit 1,800 acres less in urban expansion. As a result, the urban growth to population growth ratios under both alternatives are .61 and .62 respectively, reflecting a more efficient use of land for future urban development than the existing Fresno urbanized area.

Alternative 9 will convert approximately 28,000 acres of farmland land to urban uses whereas farmland loss under Alternative 10a will be 2,000 acres less. Both rank in the middle with respect to farmland conversion among the twelve alternatives presented in Illustration 4.

Balanced Population Growth

As indicated in Table 9, most communities with significant growth capacities (developable land) will participate under both alternatives in the accommodation of approximately 500,000 additional Frenshans during the next quarter century. The Edison, Roosevelt, Bullard, West and Woodward Park Communities will each experience an increase of at least 35,000 residents during the planning period. The two study areas will develop as

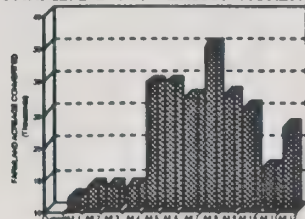
COMPARISON AMONG GENERAL PLAN ALTERNATIVES



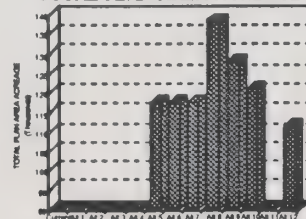
Alternative	Description	Population Capacity	Persons Per Acre	Multi-Family Percentage	Park Acreage Per 1,000	School Acreage Per 1,000	Commercial Acreage Per 1,000	Industrial Acreage	Farmland Conversion Acreage	Total Plan Area Acreage	Urban Use Acreage	Population Increase Percentage	Urban Acreage Increase	Urban Growth To Population Growth Ratio
Current	Existing Sphere of Influence	451,000	15.3	37.4%	1.44	3.21	7.36	5,582	N.A.	90,400	60,992	N.A.	N.A.	N.A.
Alt 1	Existing General Plan	671,000 (12)	16.1 (7)	36.6% (7)	1.24 (9)	2.67 (9)	8.03 (2)	11,204 (12)	12,300 (12)	90,400 (8)	81,010 (12)	48.5%	32.8%	0.68 (4)
Alt 2	Existing General Plan Development of Urban Reserve	696,000 (11)	16.2 (4)	36.5% (8)	1.23 (10)	2.64 (10)	7.98 (3)	11,331 (9)	13,900 (9)	90,400 (8)	82,606 (9)	54.0%	35.4%	0.66 (5)
Alt 3	Existing General Plan Development of Urban Reserve Density Increased by one level in vacant & ag. land	882,000 (6)	21.0 (2)	60.5% (2)	0.95 (11)	2.04 (11)	6.16 (11)	11,331 (9)	13,900 (9)	90,400 (8)	82,606 (9)	95.1%	35.4%	0.37 (11)
Alt 4	Existing General Plan Development of Urban Reserve Density Increased by one level in vacant & ag. land 60,000 population in Freeway 41 corridor	938,000 (4)	22.4 (1)	63.2% (1)	0.95 (11)	2.04 (11)	6.16 (11)	11,331 (9)	13,900 (9)	90,400 (8)	82,606 (9)	107.5%	35.4%	0.33 (12)
Alt 5	October 94 General Plan as presented to Council	960,000 (2)	15.5 (9)	32.6% (9)	1.36 (7)	3.23 (2)	6.70 (10)	12,819 (3)	29,800 (2)	117,921 (4)	105,440 (2)	112.4%	72.9%	0.65 (5)
Alt 6	October 94 General Plan as presented to Council Density decreased by one level in vacant & ag. land in West Community, NE and SE Study Areas	821,000 (9)	13.1 (12)	25.5% (12)	1.61 (5)	3.84 (1)	7.98 (3)	12,819 (3)	29,800 (2)	117,921 (4)	105,440 (2)	81.6%	72.9%	0.89 (1)
Alt 7	October 94 General Plan as presented to Council 1/2 of NE and SE Study Areas held in open space	854,000 (8)	15.1 (10)	31.6% (10)	1.42 (7)	3.06 (3)	7.56 (8)	12,819 (3)	27,400 (5)	117,921 (4)	102,069 (5)	88.9%	67.3%	0.76 (2)
Alt 8	Alt 7 with modifications in Edison and West Communities	1,037,000 (1)	14.5 (11)	30.0% (11)	1.67 (4)	2.71 (8)	7.30 (9)	12,887 (1)	35,300 (1)	138,678 (1)	114,889 (1)	129.4%	88.4%	0.68 (3)
Alt 9	Alt 7 with modifications in Edison and West Communities and NE Study Area 60,000 population in Freeway 41 corridor	963,000 (3)	16.1 (7)	37.0% (6)	1.68 (3)	2.92 (5)	7.64 (7)	12,887 (1)	28,000 (4)	127,847 (2)	102,744 (4)	113.1%	68.5%	0.61 (8)
Alt 10a	Alt 9 with existing sphere of influence boundaries for the West Community Scaled down urbanization in NE Study Area	933,000 (5)	15.9 (5)	36.5% (4)	1.69 (2)	2.93 (4)	7.74 (6)	12,553 (7)	26,000 (6)	121,073 (3)	100,971 (6)	106.4%	65.5%	0.62 (7)
Alt 11	Alt 9 limited to the existing sphere of influence boundaries	784,000 (10)	17.4 (3)	40.7% (3)	1.83 (1)	2.93 (4)	8.48 (1)	12,217 (8)	17,000 (8)	90,400 (8)	86,647 (8)	73.5%	42.1%	0.57 (10)
Alt 12	Alt 10 with modifications in McLane, Roosevelt, West Communities and SE Study Area	878,000 (7)	16.2 (4)	37.6% (5)	1.55 (6)	2.76 (7)	7.86 (5)	12,688 (6)	23,000 (7)	111,697 (7)	95,935 (7)	94.2%	57.3%	0.61 (8)

Notes: The planned population of 60,000 in the Freeway 41 corridor were not included in the calculation of park, school and commercial acreage to population ratios because a specific plan is to be developed for determining their various service needs. Numbers in parentheses indicate ranking in decreasing order with respect to the factors tabulated above.

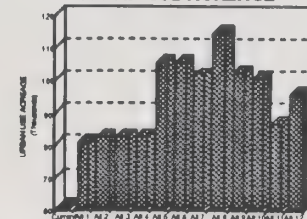
FARMLAND CONVERSION ACREAGE



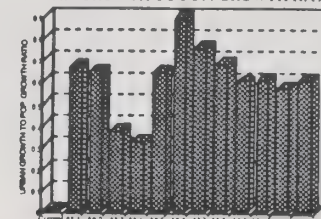
TOTAL PLAN AREA ACREAGE



URBAN USE ACREAGE



URBAN GROWTH TO POP. GROWTH RATIO



planned communities with population ranging from 50,000 to 60,000 each. Under Alternative 10a, the Northeast Study Area will have a slightly lower population capacity (3,000 less) than its counterpart alternative because of a smaller geographic territory (4,500 acres less) while the Southeast Study Area will accommodate 3,500 less residents despite using the same boundaries as Alternative 9.

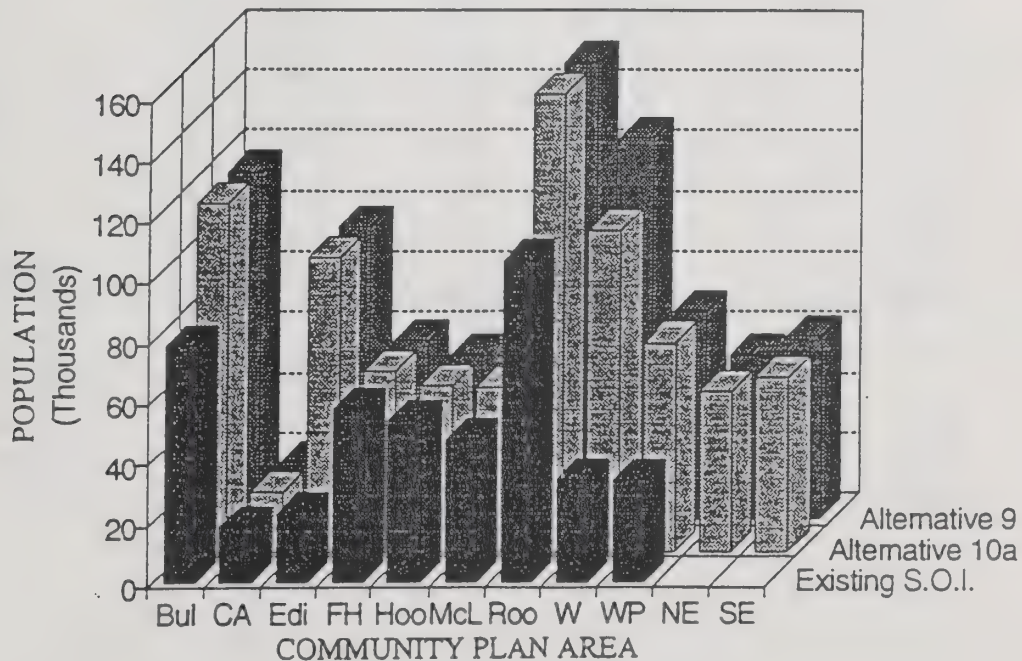
The major difference between the two alternatives in population growth is found in the West Community. Under Alternative 9, the urban limits north of Gettysburg Avenue expand one mile westward from the existing Sphere of Influence boundary (Garfield Avenue), allowing an additional population growth of 20,000. Furthermore, the McLane Community is designed with a slightly higher population capacity under Alternative 9.

Overall, Alternative 9 population capacity (963,000) exceeds that of Alternative 10a by about 30,000.

Illustration 5 graphically portrays the projected population growth by community within the general plan period.

Illustration 5

POPULATION BY COMMUNITY EXISTING S.O.I. & GENERAL PLAN CAPACITY



High Intensity Freeway 41 Corridor

Under both alternatives, a high intensity planned community housing 60,000 residents is envisioned for the Freeway 41 corridor extending from Downtown Fresno to Woodward Park. A specific plan guiding the development of such a high intensity corridor will be prepared in the future.

Table 9

**POPULATION CAPACITY BY COMMUNITY
GENERAL PLAN ALTERNATIVE 9
GENERAL PLAN ALTERNATIVE 10a**

Community	1994	Population Per Res. Ac.	General Plan Alt 9	Population Per Res. Ac.	General Plan Alt 10a	Population Per Res. Ac.
Bullard	78,300	12.2	115,270	14.0	115,270	14.0
Central Area	18,300	73.7	19,041	71.1	19,041	71.1
Edison	22,400	15.7	96,873	15.4	96,873	14.0
Fresno High	57,900	20.7	59,566	20.8	59,566	20.8
Hoover	53,800	22.2	55,123	22.4	55,123	22.4
McLane	47,100	19.4	55,675	16.9	54,323	15.2
Roosevelt	106,600	19.2	151,258	17.7	151,258	17.7
West	33,800	6.5	126,226	12.1	105,650	11.7
Woodward Park	34,000	12.0	68,763	14.6	68,763	14.6
Freeway 41 Corridor			60,000		60,000	
S.O.I. Subtotal	452,200	15.3	807,793	16.9	785,866	16.8
Northeast Study Area			54,770	11.2	51,728	10.9
Southeast Study Area			61,224	12.6	57,768	12.2
General Plan Residential Area			923,787	16.1	895,363	15.9
Potential Population Capacity of Office Designated Parcels			39,496		37,768	
General Plan Area Total			963,283		933,131	
2020 Population			960,000		960,000	
Build-out %			99.66%		102.88%	

Retaining the Current Housing Mix

Both general plan alternatives retain the current housing mix of 37 percent multiple-family units and 63 percent single-family homes. This housing mix generally reflects Fresno's housing preference for single family homes as exhibited in the recent housing construction trend. The 1986 federal income tax reform and historically low mortgage interest rates in recent years have resulted in an unbalanced housing construction in favor of single family homes. The elimination of favorable tax treatment of long term capital gain in 1987 apparently has triggered a long term decline of multiple family construction in Fresno. From a peak of a 75 percent share in 1986, apartment development has declined significantly to 7 percent in 1993, as indicated in Illustration 6. Nevertheless multiple family housing construction still captured an average 30 percent share during the past seven years.

As shown in Table 10, presently within the Fresno Sphere of Influence, 37% of the housing stock are multiple-family units. Due to special circumstances such as the location of college campuses, and other high intensity land uses, some communities have higher than the average percentage of multiple-family housing. The proposed general plan alternatives will not change this imbalance because these communities have been almost completely built out. Communities like Edison and Roosevelt will experience decline in the percentage of multiple-family housing because the proposed general plan alternatives respect and reflect those community residents' desire for lower apartment ratios as expressed in their recent respective community planning processes.

Illustration 7 provides a graphic portrayal of the change in housing mix by community during the planning period.

Table 10

HOUSING TYPE DISTRIBUTION BY COMMUNITY
GENERAL PLAN ALTERNATIVE 9
GENERAL PLAN ALTERNATIVE 10a

Community	1993			General Plan Alternative 9			General Plan Alternative 10a		
	Total Housing	Single Family	Multiple Family	Total Housing	Single Family	Multiple Family	Total Housing	Single Family	Multiple Family
Bullard	30,030	65.69%	34.31%	43,213	61.86%	38.14%	43,213	61.86%	38.14%
Central Area	4,943	27.57%	72.43%	5,232	26.05%	73.95%	5,232	26.05%	73.95%
Edison	6,657	74.69%	25.31%	31,932	82.07%	17.93%	31,932	82.07%	17.93%
Fresno High	21,929	66.85%	33.15%	22,548	65.79%	34.21%	22,548	65.79%	34.21%
Hoover	19,936	56.45%	43.54%	20,438	55.48%	44.52%	20,438	55.48%	44.52%
McLane	17,996	58.75%	41.25%	20,919	61.88%	38.12%	20,919	61.88%	38.12%
Roosevelt	32,933	60.15%	39.85%	48,007	68.75%	31.25%	48,007	68.75%	31.25%
West	11,029	68.74%	31.26%	43,081	69.94%	30.06%	36,047	68.09%	31.91%
Woodward Park	12,491	71.52%	28.48%	24,668	67.85%	32.15%	24,668	67.85%	32.15%
Northeast Study Area	na			18,722	79.44%	20.56%	17,129	100.00%	0.00%
Southeast Study Area	na			21,112	73.90%	26.10%	19,968	72.40%	27.60%
Freeway 41 Corridor	na			23,438	0.00%	100.00%	23,438	0.00%	100.00%
General Plan Residential Area	157,944	62.60%	37.40%	323,309	63.03%	36.97%	313,092	63.53%	36.47%
Potential Housing Capacity of Office Designated Parcels				15,428		100.00%	14,753		100.00%
General Plan Area Total				338,737			327,845		

Illustration 6

HOUSING CONSTRUCTION BY TYPE, 1975-93
CITY OF FRESNO

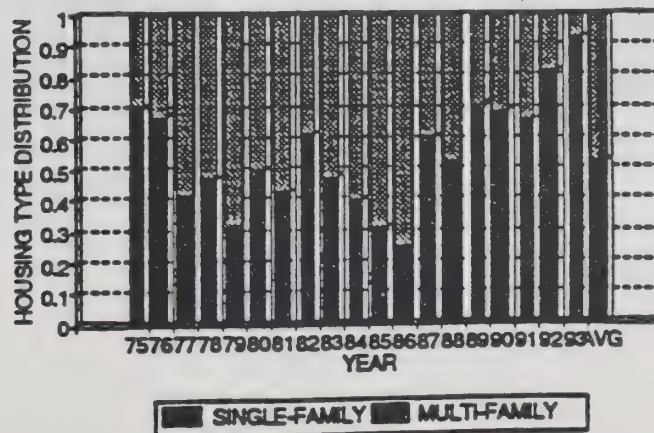
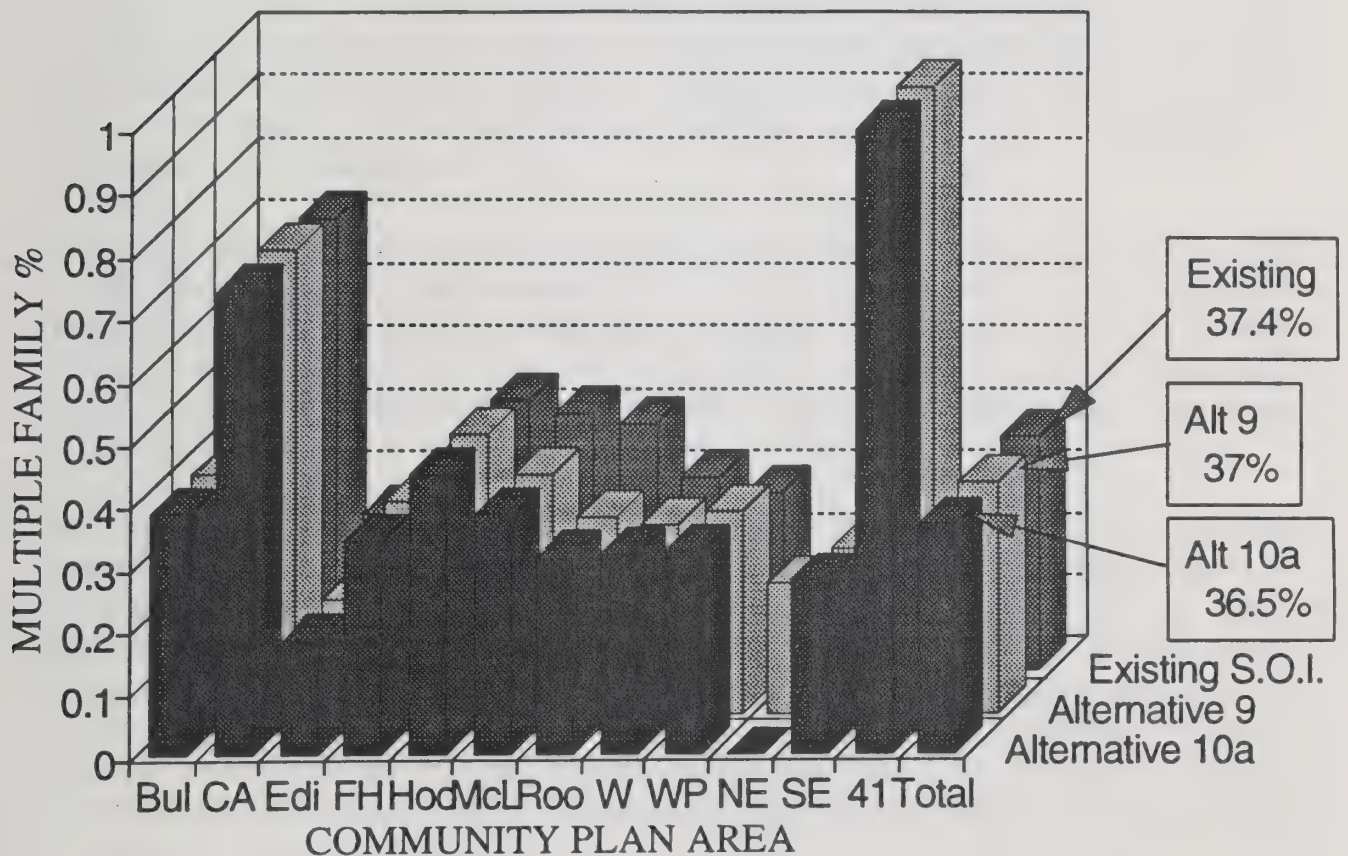


Illustration 7

MULTIPLE FAMILY UNIT PERCENTAGE EXISTING S.O.I. & GENERAL PLAN PROPOSAL



Increase in Population Density from 15 Persons Per Acre to 16 Persons Per Acre

As shown in Illustration 8, Fresno is a relatively low density residential development area. Of the 29,525 acres of presently developed residential land, approximately 88 percent are single family home neighborhoods ranging in density from .5 unit per acre to 5 units per acre. As a result, current population density is about 15 persons per residential acre in the general plan area.

In consideration of the substantial projected population increase, and the significant environmental, fiscal and socio-economic concerns associated with rapid urban growth, the proposed general plan alternative seeks to increase population density slightly to about 16 persons per residential acre by designating higher percentages of future residential development in the medium and medium-low density categories. As indicated in Illustrations 9 and 10, medium density and medium-low density housing development combined will account for 82 percent of residentially designated vacant and agricultural land under both General Plan Alternatives. This represents a substantial increase over the 62 percent share of these two housing categories in the existing Fresno Sphere of Influence at the present time.

New rural density development acreage will be dramatically reduced to about 4 percent under both alternatives, as compared to its current 20 percent share. Further, it is interesting to note that multiple-family housing acreage is designed to drop in percentage share (from 12 percent to 10 percent and 9 percent respectively) as indicated by the smaller combined proportions of high density and medium-high density categories in Illustration 9 and 10.

As graphically portrayed in Illustration 11, the overwhelming majority of residentially developable land under either alternative has been designated for medium density and medium-low density, or typically single family neighborhoods. Medium-high density accounts for about one-tenth of the total residentially developable land to provide moderate density multiple family units to meet the needs of certain population segments of the community. Negligible amount of high density residential acreage is provided at locations that would not adversely affect other lower density neighborhoods such as at major street intersections or in locations where they act as a buffer from high intensity commercial and industrial uses.

Table 9 provides a comparison of present and planned population density by community under both Alternatives 9 and 10a.

Illustration 8

RESIDENTIAL DENSITY DISTRIBUTION EXISTING SPHERE OF INFLUENCE

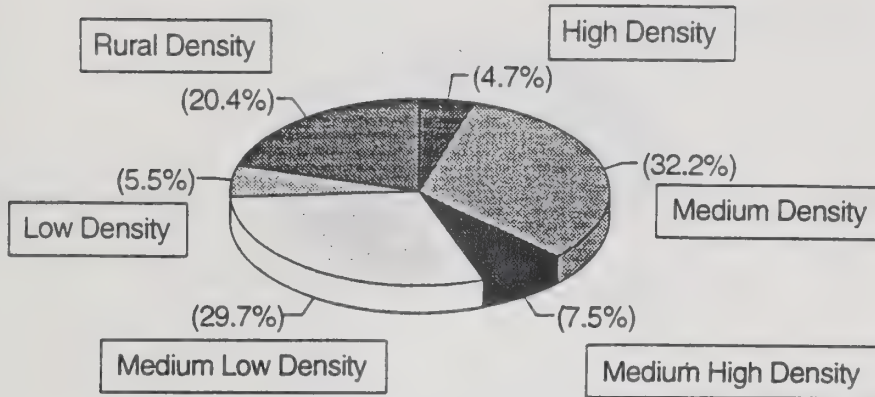


Illustration 9

VACANT & AGRICULTURAL LAND GENERAL PLAN RESIDENTIAL DESIGNATION

Alternative 9

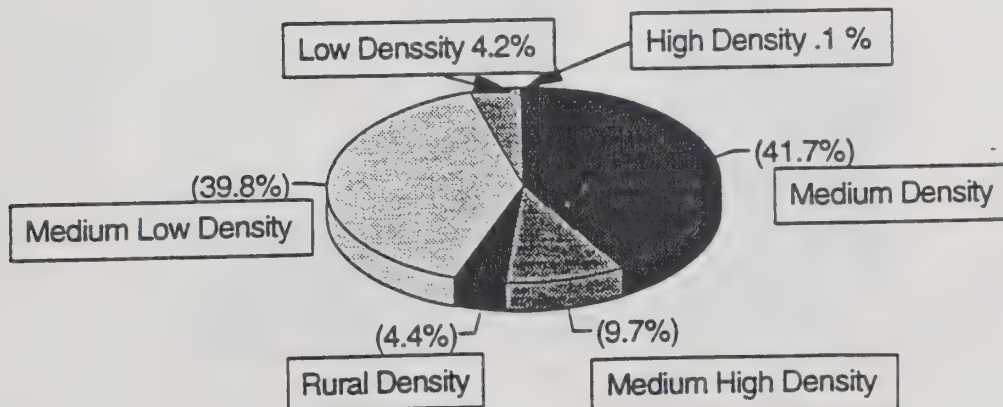


Illustration 10

VACANT & AGRICULTURAL LAND GENERAL PLAN RESIDENTIAL DESIGNATION

Alternative 10a

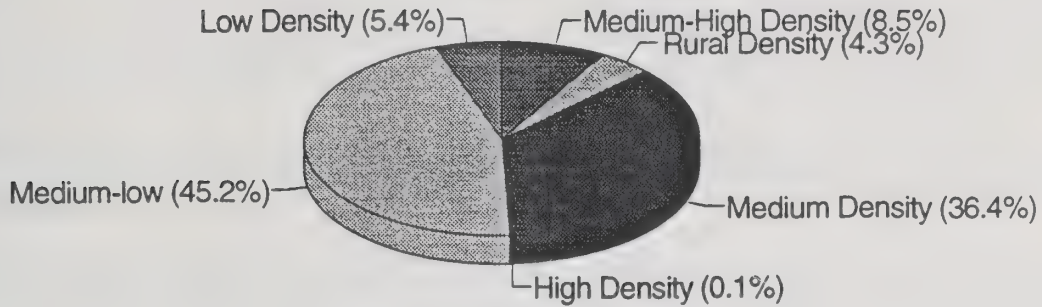
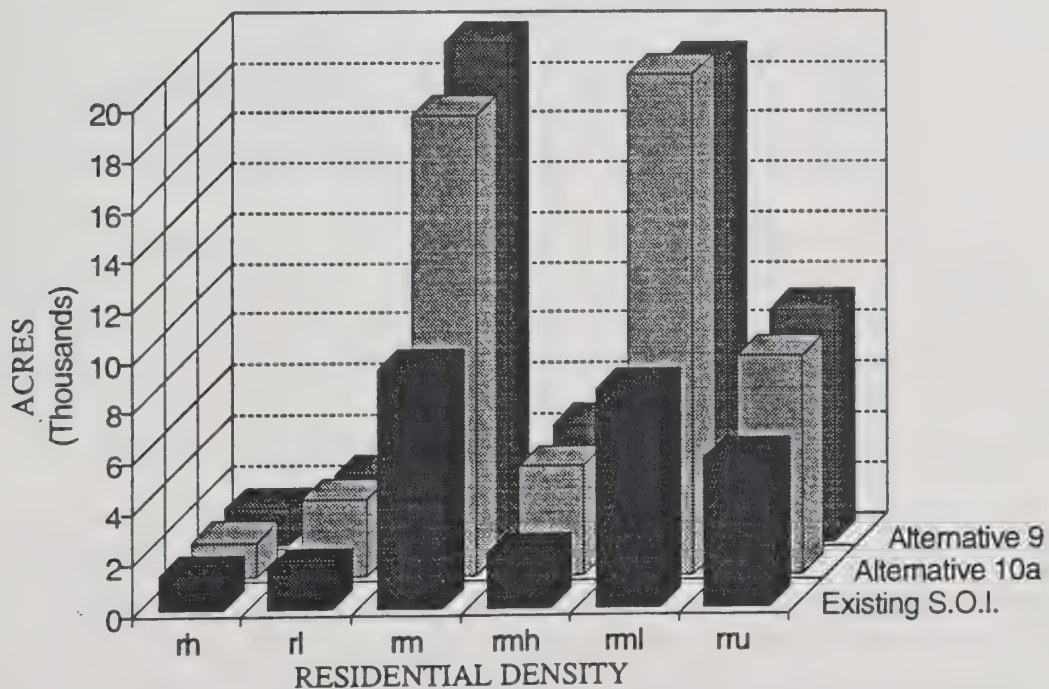


Illustration 11

RESIDENTIAL LAND USE ACREAGE EXISTING S.O.I. & GENERAL PLAN PROPOSAL



Planned Community Centers in New Growth and Existing Communities

Under both alternatives, community centers comprised of a great variety of commercial, housing and public facilities are designed as the focal points of existing communities as well as new growth areas, ie. at Shaw and Grantland within the West Community, Shepherd and Chestnut within the Woodward Park Community, and Kings Canyon and Dewolf within the Southeast Study Area. With a concentration of various needed facilities and services, these community centers not only provide a focus and an identity for their respective communities, but also furnish convenient services and employment opportunities to meet the needs of community residents, thus eliminating the necessity of excessive intra-urban automobile travel and its associated environmental problems.

Curtailement of Strip Commercial Use and Increased Integrated Commercial Center Development

As indicated in Illustration 12, general and heavy commercial, more commonly known as strip commercial, is the predominant type of commercial development in Fresno. In light of the traffic and esthetics problems generated by this commercial type, the proposed general plan alternatives will significantly limit its growth by designating a negligible amount of developable land for general and heavy commercial use. As a result, general and heavy commercial will account for a much smaller share of commercial acreage under either alternative.

To promote an efficient land use pattern and minimize environmental problems associated with commercial expansion, both general plan alternatives recommend increased acreages for shopping center development of all levels. Neighborhood, community and regional commercial, developed predominantly in the form of shopping center, will experience significant increases in their respective shares of commercial development in the future.

Illustration 12 also shows that office commercial use will replace strip commercial use as the number one commercial type upon the implementation of either general plan alternative. The Local Planning and Procedures Ordinance allows up to 35 percent of office zoned land to be developed as multiple family housing in a planned development. This provision will provide a welcome flexibility for meeting the demand for apartment housing, in the event of a reversal of the housing construction trend in the future.

As indicated in Table 11, the community commercial land use per 1,000 population is increased slightly under both alternatives to reflect the changing shopping pattern of Fresnoans whereas the office commercial ratio is raised to enhance employment opportunities near home, thus reducing the vehicle miles travelled, as well as providing the flexibility needed to generate more multiple family housing in the event of an

unanticipated increase in market demand.

Illustration 12

COMMERCIAL LAND USE DESIGNATION EXISTING S.O.I. & GENERAL PLAN PROPOSAL

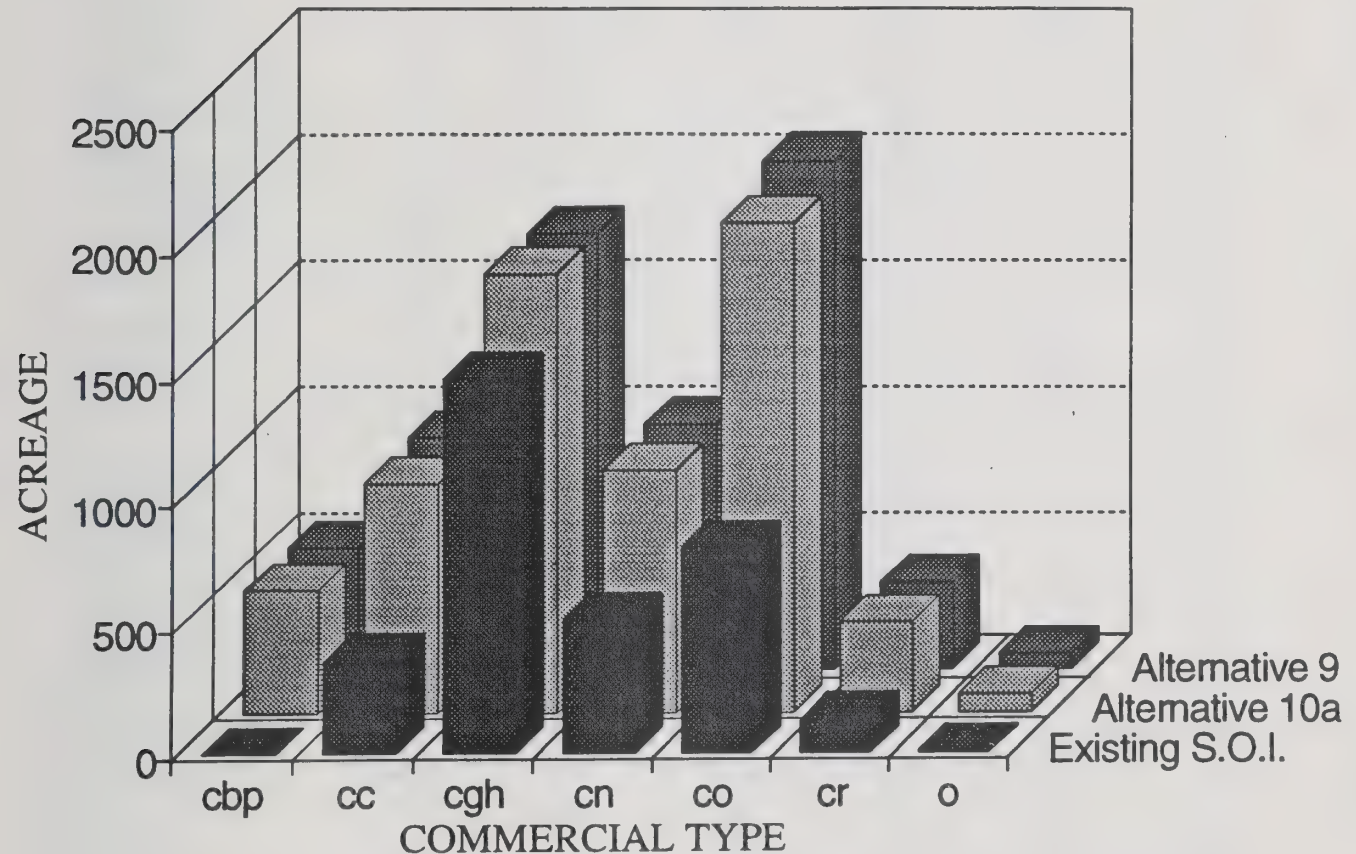


Table 11

EXISTING LAND USE

FRESNO SPHERE OF INFLUENCE

Land Use Designation		Current Sphere of Influence	Per 1,000 Population Acreage	General Plan Alternative 9	Per 1,000 Population Acreage	General Plan Alternative 10a	Per 1,000 Population Acreage
Freeway/Roadway		2.7		410.3		412.3	
Railroad	atsf	214.3		329.9		329.9	
Business Park	cbp	0.0	0.00	487.5	0.56	487.5	0.58
Community Commercial	cc	365.8	0.81	926.6	1.07	907.5	1.09
Commercial (Central Area)	cce	0.0	0.00	0.4	0.00	0.4	0.00
Commercial Mixed Use Level 1(C.A.)	coe1	0.0	0.00	8.9	0.01	8.9	0.01
Commercial Mixed Use Level 2(C.A.)	coe2	0.0	0.00	25.5	0.03	25.5	0.03
General Heavy Commercial	cgh	1,482.4	3.28	1,746.1	2.02	1,742.5	2.09
Neighborhood Commercial	cn	525.0	1.16	986.1	1.14	967.6	1.16
Office Commercial	co	817.5	1.81	2,035.9	2.36	1,940.4	2.32
Parking	cp	9.1	0.02	10.6	0.01	10.6	0.01
Regional Commercial	cr	129.4	0.29	352.0	0.41	352.0	0.42
Special Commercial	cs	0.0	0.00	20.6	0.02	20.6	0.02
Commercial Total			7.36		7.64		7.74
Heavy Industrial	ih	1,660.6		3,600.3		3,600.3	
Light Industrial	il	3,921.7		9,280.7		8,945.6	
Limited Industrial (Central Area)	ilce	0.0		6.7		6.7	
Agriculture	oa	18,232.3		14,377.7		10,683.0	
Ponding Basin	obp	996.7		1,604.4		1,589.5	
Multiple Use Open Space	om	1,478.0		5,865.9		5,789.5	
Ponding Basin (Park Use)	orbp	68.6		68.6		68.6	
Commercial-recreational	orcr	86.3		110.8		110.8	
Flood Control Project	orfc	0.1		368.7		378.1	
Golf Course	orgc	871.4		1,000.2		1,000.2	
Park	orp	42.5	0.09	109.2	0.13	109.2	0.13
Community Park	orpc	20.9	0.05	153.0	0.18	131.6	0.16
Neighborhood Park	orpn	156.7	0.35	363.5	0.42	342.0	0.41
Regional Park	orpr	429.9	0.95	828.5	0.96	828.5	0.99
Park Total			1.44		1.68		1.69
Open Space	os	144.5		3,379.8		2,141.3	
Airport	pa	1,126.6		1,182.4		1,182.4	
College	pc	1,419.4		1,426.7		1,426.7	
Public/Quasi Public	pf	444.5		964.1		964.1	
Firestation	pfs	9.7		10.6		10.6	
Neighborhood Center	pnc	8.6		8.8		8.8	
Church	pqch	574.6		574.6		613.7	
Cemetery	pqcm	219.3		277.7		277.7	
P G & E Sub-station	pqge	136.8		168.6		168.2	
Hospital	pqmh	231.7		232.0		232.0	
School (Central Area)	psce	0.0	0.00	4.3	0.00	4.3	0.01
Elementary School	pse	748.4	1.66	1,397.5	1.62	1,327.5	1.59
High School	psh	423.0	0.94	645.9	0.75	646.0	0.77
Junior High School	pshj	111.2	0.25	163.0	0.19	160.5	0.19
Middle School	psm	161.2	0.36	252.3	0.29	252.3	0.30
Middle/High School	psmh	0.0	0.00	48.8	0.06	48.8	0.06
Special School	ps	8.0	0.02	11.4	0.01	11.4	0.01
School Total			3.21		2.92		2.93
Water Recharge Basin	pwrb			50.0		50.0	
High Density	rh	1,383.4		1,412.8		1,413.5	
Low Density	rl	1,614.3		2,713.3		3,028.5	
Medium Density	rm	9,517.1		19,924.0		18,339.6	
Medium-high	rmh	2,223.2		4,657.7		4,304.0	
Medium-low	rml	8,762.1		19,044.4		19,971.3	
Rural Residential	rru	6,025.2		9,217.9		8,700.7	
Vacant	v	8,597.6		0.0		0.0	
Total		75,402.4		112,847.1		106,073.3	

gp96m3a/2.95

Expanded Industrial Land Reserve for Projected Industrial Growth

Based on the employment projection prepared by the Fresno County Council of Governments, there will be approximately 130,000 industrial jobs in the Fresno Metropolitan Area by the year 2020. To prepare for this fast industrial expansion in the coming decades, both general plan alternatives designate approximately 7,000 acres of land as industrial land reserve, of which 72 percent falls in the light industrial category. This light industrial share of total industrial land reserve is consistent with the existing industrial development in the Fresno Metropolitan Area, as shown in Illustration 13.

Attachments 2 and 3 contain information on the land use designation of Alternatives 9 and 10a by community plan area as shown on the alternative land use maps, Exhibits 1 and 2. Further, Illustration 14 indicates that under Alternative 9, nearly 2,000 acres of the planned industrial land use expansion are located to the east of Fresno Air Terminal in the McLane Community to facilitate the recruitment and expansion of industrial firms with close linkages to air transportation. However, Alternative 10a reduces the size of this industrial land reserve by about 300 acres so as to provide a better interface with the existing rural residential development.

Other major industrial land reserve areas are situated along Freeway 99, Golden State Boulevard, and between Belmont and Whitesbridge Avenues west of Freeway 99 in the Edison, Roosevelt, West and Bullard communities. It should be noted that the Woodward Park Community, presently without the presence of any industrial development, receives an allocation of 127-acre industrial land reserve under both alternatives for the purposes of achieving a more geographically balanced economic development and bringing jobs closer to primary residential neighborhoods.

Illustration 13

INDUSTRIAL LAND USE GENERAL PLAN ALTERNATIVES

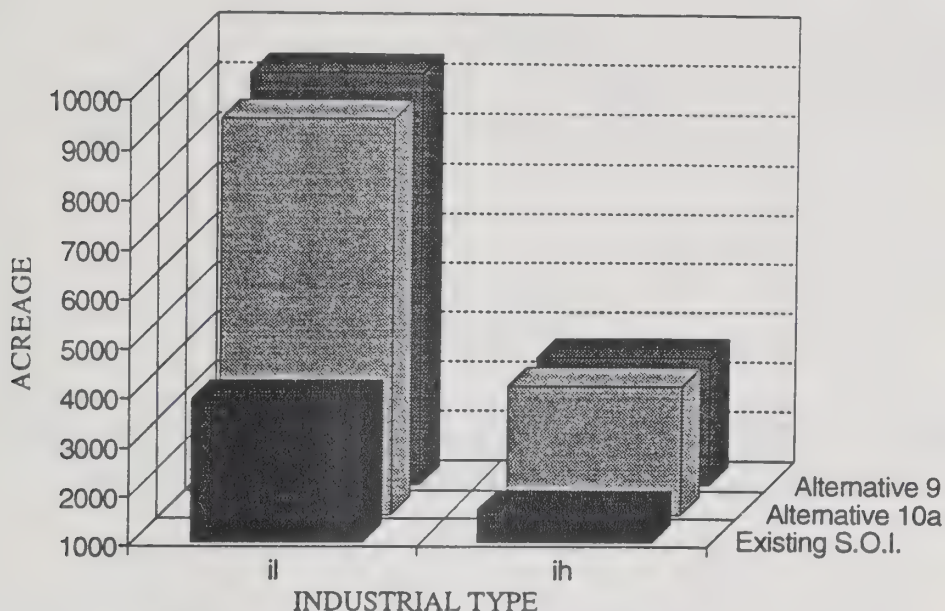
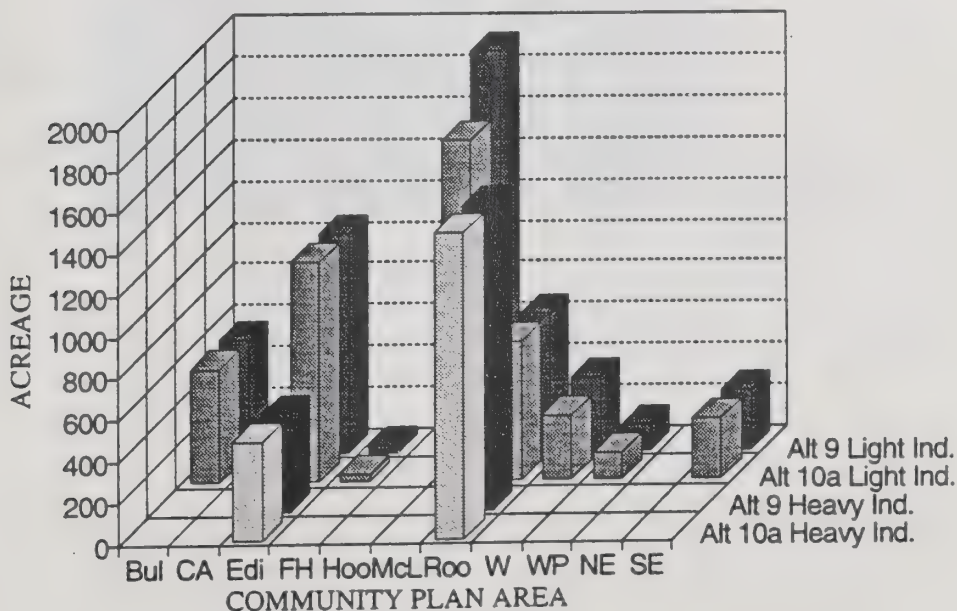


Illustration 14

INDUSTRIAL GROWTH CAPACITY BY COMMUNITY PROPOSED GENERAL PLAN ALTERNATIVES

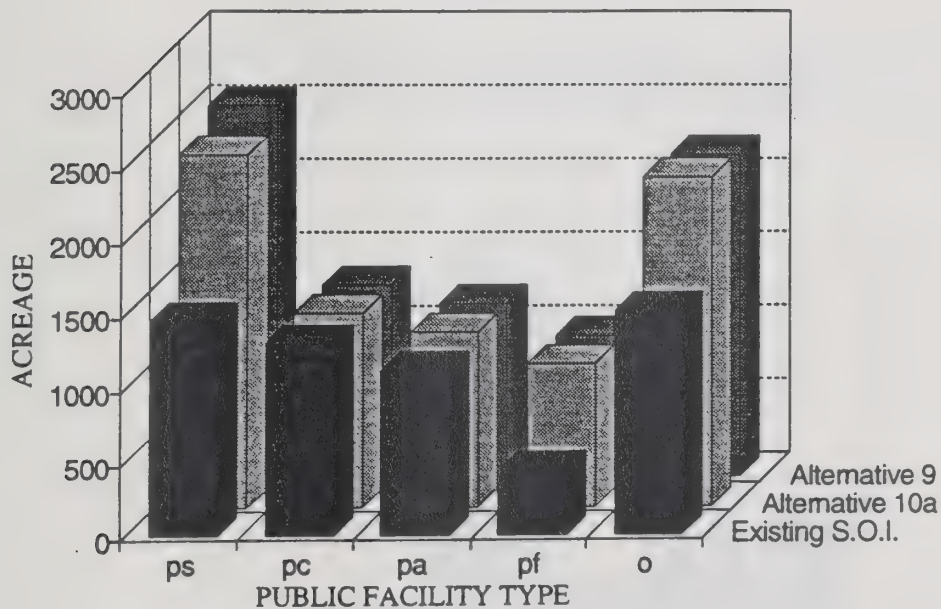


Provision of Additional Public Facilities To Meet Future Demand

In collaboration with the Fresno Metropolitan Flood Control District and the various school districts in the area, both general plan alternatives designate over 2,000 acres of land for construction of new public facilities. New school sites account for about one half of the above acreage. It should be noted that the Fresno General Plan area is served by a number of school districts with widely different school site standards and design requirements. Representatives of various school districts have been consulted in the designation of tentative school sites in the proposed general plan alternative.

Illustration 15

PUBLIC FACILITY LAND USE DESIGNATION EXISTING S.O.I. & GENERAL PLAN PROPOSAL



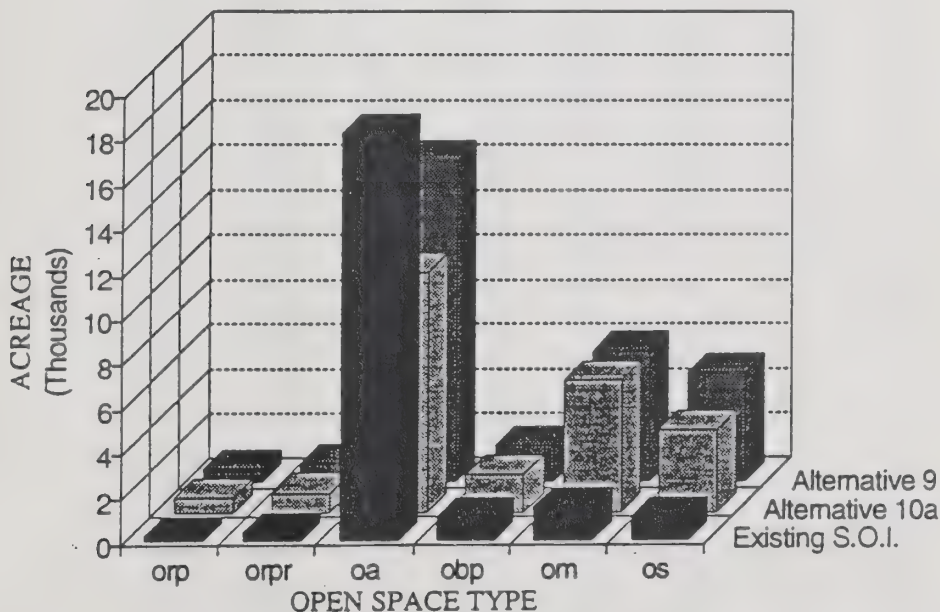
Increased Open Space Provision

As shown in Table 8 and graphically portrayed in Illustration 14, 14,400 acres and 10,600 acres of agricultural land will be conserved by General plan Alternative 9 and 10a respectively. Approximately 5,800 acres of land in the San Joaquin River bottom have been designated as multi-use open space under both alternatives. Also, over six hundred acres of ponding basins are added in both alternatives based on the input from the Fresno Metropolitan Flood Control District.

In collaboration with the City of Fresno Department of Parks, Recreation and Community services, about 400 acres of land have been designated for development as neighborhood and community parks, and an additional 400 acres are earmarked for regional park development under both alternatives. As indicated in Table 11, the total neighborhood and community park acreages provided in General Plan Alternatives 9 and 10a represent nearly three times the existing development (220), resulting in a park acreage per 1,000 population ratio of .73 and .70 respectively, 50 percent higher than the current ratio of .49.

Illustration 16

OPEN SPACE LAND USE DESIGNATION EXISTING S.O.I. & GENERAL PLAN PROPOSAL



Attachment 1

EXISTING LAND USE

FRESNO SPHERE OF INFLUENCE

Land Use Designation		Bullard	Central Area	Edison	Fresno High	Hoover	McLane	Roosevelt	West	Woodward Park
Freeway/Roadway		0.2	0.0	0.3	0.1	0.2	1.5	0.3	0.0	0.0
Railroad	aisf	27.4	50.4	0.0	94.8		8.2	9.0	4.0	20.5
Business Park	cbp	0.0								
Community Commercial	cc	113.4			8.3	27.1	47.8	150.4		18.8
Commercial (Central Area)	coe	0.0								
Commercial Mixed Use Level 1(C.A.)	coe1	0.0								
Commercial Mixed Use Level 2(C.A.)	coe2	0.0								
General Heavy Commercial	cgh	211.7	199.4	58.6	193.2	268.3	97.0	184.7	228.5	41.0
Neighborhood Commercial	cn	104.1	0.6	17.7	87.9	82.2	60.8	134.0	15.3	22.5
Office Commercial	co	221.1	86.6	7.1	44.0	260.9	62.6	32.8	6.1	96.4
Parking	cp	0.0	9.1							
Regional Commercial	cr	0.0	10.2			68.1	51.1			
Special Commercial	cs	0.0								
Commercial Total										
Heavy Industrial	ih	0.0	0.3	109.7				1,547.0	3.6	
Light Industrial	il	646.6	189.7	1,024.2	229.3	20.5	590.3	551.3	670.0	
Limited Industrial (Central Area)	ilce	0.0								
Agriculture	oa	1,346.0		3,860.9		31.3	2,607.0	4,158.2	3,862.7	2,363.1
Ponding Basin	obp	125.1	2.3	101.5	50.0	117.2	265.5	163.6	108.1	63.4
Multiple Use Open Space	om	1,454.9								23.2
Ponding Basin (Park Use)	orbp	36.2		4.6			19.2	8.6		
Commercial-recreational	orcr	18.8						21.0	46.5	
Flood Control Project	orfc	0.1								
Golf Course	orgc	413.5					189.5	138.7		129.7
Park	orp	18.0	0.1	9.6		1.0	5.7	2.2	2.8	3.1
Community Park	orpc	0.0		8.8				10.1	2.0	
Neighborhood Park	orpn	2.9	3.3	15.9	13.1	49.6	22.1	41.1		8.6
Regional Park	orpr	0.0							145.3	284.6
Park Total										
Open Space	os	14.1	0.0	1.3	1.5	0.4	14.5	11.9	0.0	98.3
Airport	pa	34.1		165.5			926.9			
College	pc	0.0			72.3	1,302.8	22.0	22.3		
Public/Quasi Public	pf	10.1	122.9	7.3	9.2	0.9	10.9	224.8	36.7	21.8
Firestation	pfs	1.2	2.0	0.6	1.5	1.1	0.6	2.0		0.7
Neighborhood Center	pnc	0.0		1.0	0.5		7.1			
Church	pqch	57.5	15.8	59.5	40.4	81.8	108.8	74.8	58.1	77.9
Cemetery	pqcm	0.0		118.6					100.7	
P G & E Sub-station	pqge	36.5		10.9	9.3	14.0		66.1		
Hospital	pqmh	11.0	6.3	8.1	3.3	36.0	45.5	76.7	23.5	21.3
School (Central Area)	psee	0.0								
Elementary School	pse	123.4	11.9	135.2	74.4	75.7	95.8	132.2	52.6	47.1
High School	psh	55.2		47.6	67.4	44.0	58.7	93.1		57.0
Junior High School	pshj	18.3			55.7			17.9	19.2	
Middle School	psm	21.7	14.7			35.8		33.7		55.2
Middle/High School	pshb	0.0								
Special School	ps	0.0					8.0			
School Total										
Water Recharge Basin	pwrb	0.0								
High Density	rh	135.2	81.7	8.3	130.2	285.9	197.5	341.4	20.8	182.3
Low Density	rl	512.1		165.4	3.9	130.7	73.8	476.5	172.0	79.9
Medium Density	rm	1,148.3	45.6	450.2	2,104.9	1,513.6	1,267.6	1,765.2	929.0	292.8
Medium-high	rmb	623.0	31.8	99.8	262.7	155.0	208.6	485.7	236.8	119.8
Medium-low	rml	3,569.4	89.3	442.2	296.395	311.2	441.6	1,751.4	87.7	1,772.8
Rural Residential	rru	452.7		257.0	1.3	30.9	428.7	723.7	3,740.0	390.7
Vacant	v	1,812.5	82.2	1,495.4	132.6	155.4	637.4	1,940.9	1,266.3	1,078.0
Total		13,376.1	1,056.3	8,693.0	3,988.2	5,101.7	8,582.3	15,393.6	11,838.2	7,370.6

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Attachment 2

COMMUNITIES WITH THE SAME PLANNED LAND USES UNDER ALTERNATIVES 9 & 10a

Land Use Designation		Bullard	Central Area	Edison	Fresno High	Hoover	Roosevelt	Woodward Park
Freeway/Roadway		9.1	7.7	127.4	13.1	39.8	108.5	0.0
Railroad	atsf	32.2	50.4	3.7	94.8	0.0	9.0	43.3
Business Park	cbp	0.0	0.0	163.9	0.0	0.0	0.0	98.2
Community Commercial	cc	253.7	0.0	56.9	8.3	35.3	261.0	103.1
Commercial (Central Area)	cce	0.0	0.4	0.0	0.0	0.0	0.0	0.0
Commercial Mixed Use Level 1(C.A.)	cce1	0.0	8.9	0.0	0.0	0.0	0.0	0.0
Commercial Mixed Use Level 2(C.A.)	cce2	0.0	25.5	0.0	0.0	0.0	0.0	0.0
General Heavy Commercial	cgh	227.1	199.4	105.1	203.5	295.0	200.5	79.5
Neighborhood Commercial	cn	156.5	0.6	50.0	90.0	93.2	201.1	96.8
Office Commercial	co	493.8	86.6	49.7	44.8	323.9	144.8	464.2
Parking	cp	1.5	9.1	0.0	0.0	0.0	0.0	0.0
Regional Commercial	cr	0.0	10.2	0.0	0.0	68.1	67.9	65.8
Special Special	cs	20.6	0.0	0.0	0.0	0.0	0.0	0.0
Heavy Industrial	ih	0.0	0.3	580.3	0.0	0.0	3,016.1	0.0
Light Industrial	il	1,187.8	192.5	2,081.2	268.7	20.5	1,220.0	127.4
Limited Industrial (Central Area)	ilce	0.0	6.7	0.0	0.0	0.0	0.0	0.0
Agriculture	oa			4,299.5				
Ponding Basin	obp	136.3	2.3	318.0	53.8	117.2	291.8	104.9
Multiple Use Open Space	om	1,574.9	0.0	0.0	0.0	0.0	0.0	471.3
Ponding Basin (Park Use)	orbp	36.2	0.0	4.6	0.0	0.0	8.6	0.0
Commercial-recreational	orcr	18.8	0.0	0.0	0.0	0.0	21.0	21.3
Flood Control Project	orfc	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Golf Course	orgc	432.1	0.0	0.0	0.0	0.0	138.7	129.7
Park	orp	59.3	0.1	25.3	0.0	1.0	2.2	12.4
Community Park	orpc	0.0	0.0	25.4	0.0	0.0	35.5	22.8
Neighborhood Park	orpn	2.9	3.3	39.0	13.1	49.6	74.6	26.0
Regional Park	orpr	0.0	0.0	275.2	0.0	0.0	117.9	290.0
Open Space	os	27.7	5.0	5.3	6.1	0.4	11.9	98.3
Airport	pa	34.1	0.0	165.5	0.0	0.0	0.0	0.0
College	pc	0.0	0.0	0.0	72.3	1,302.8	29.6	0.0
Public/Quasi Public	pf	23.4	124.5	451.2	9.2	0.9	285.6	21.8
Firestation	pfs	2.1	2.0	0.6	1.5	1.1	2.0	0.7
Neighborhood Center	pnc	0.0	0.0	1.2	0.5	0.0	0.0	0.0
Church	pqch	57.5	15.8	59.5	40.4	81.8	74.8	77.9
Cemetery	pqcm	0.0	0.0	118.7	0.0	0.0	0.0	0.0
P G & E Sub-station	pqge	36.5	0.0	10.9	9.3	14.0	66.1	0.0
Hospital	pqmh	11.0	6.3	8.2	3.3	36.0	76.7	21.3
School (Central Area)	psce	0.0	4.3	0.0	0.0	0.0	0.0	0.0
Elementary School	pse	182.9	11.9	185.0	74.4	75.7	171.9	136.6
High School	psh	55.2	0.0	47.6	67.4	44.0	131.5	57.0
Junior High School	psjh	18.3	0.0	9.3	55.7	0.0	17.9	0.0
Middle School	psm	21.7	14.7	16.0	0.0	35.8	33.7	55.2
Middle/High School	psmh	0.0	0.0	0.0	0.0	0.0	48.8	0.0
Special School	pss	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Water Recharge Basin	pwrh	0.0	0.0	0.0	0.0	0.0	0.0	36.3
High Density	rh	135.2	81.7	8.3	131.0	293.6	341.4	197.3
Low Density	rl	639.4	0.0	485.8	3.9	131.2	518.1	82.1
Medium Density	rm	1,988.8	45.6	2,286.9	2,134.2	1,522.3	2,714.7	1,024.7
Medium-high	rmh	1,035.0	51.1	369.1	290.8	168.5	611.0	383.3
Medium-low	rml	4,011.7	89.3	2,875.9	296.4	319.1	3,609.2	2,624.5
Rural Residential	rru	452.7	0.0	257.0	1.3	30.9	729.4	396.8
Vacant	v							
Total		13,376.1	1,056.3	15,567.4	3,987.8	5,101.7	15,393.6	7,370.6

Attachment 3

COMMUNITIES WITH DIFFERENT PLANNED LAND USES UNDER ALTERNATIVES 9 & 10a

Land Use Designation		McLane		West		Northeast		Southeast	
		Alt 9	Alt 10a	Alt 9	Alt 10a	Alt 9	Alt 10a	Alt 9	Alt 10a
Freeway/Roadway		74.9	74.9	31.9	31.9	0.0	0.0	0.0	0.0
Railroad	atsf	8.2	8.2	4.0	4.0			72.8	72.8
Business Park	cbp	0.0	0.0	80.3	80.3			145.1	145.1
Community Commercial	cc	48.2	48.2	42.9	18.9	56.1	61.0	61.1	61.1
Commercial (Central Area)	cce	0.0	0.0	0.0	0.0				
Commercial Mixed Use Level 1(C.A.)	cce1	0.0	0.0	0.0	0.0				
Commercial Mixed Use Level 2(C.A.)	cce2	0.0	0.0	0.0	0.0				
General Heavy Commercial	cgh	107.1	103.5	328.9	328.9			0.0	0.0
Nighborhood Commercial	cn	65.9	65.9	105.8	99.4	59.9	56.4	66.4	57.9
Office Commercial	co	110.7	84.7	177.7	114.2	22.1	25.9	117.5	107.8
Parking	cp	0.0	0.0	0.0	0.0				
Regional Commercial	cr	51.1	51.1	88.8	88.8				
Special Special	cs	0.0	0.0	0.0	0.0				
Heavy Industrial	ih	0.0	0.0	3.6	3.6				
Light Industrial	il	2,528.2	2,231.4	1,022.3	984.1			612.3	612.3
Limited Industrial (Central Area)	ilce	0.0	0.0	0.0	0.0				
Agriculture	oa			627.3	0.0	3,137.9	0.0	6,312.9	6,383.5
Ponding Basin	obp	344.4	344.4	220.7	220.7	14.9	0.0		
Multiple Use Open Space	om	0.0	0.0	78.3	0.0	3,741.4	3,743.3		
Ponding Basin (Park Use)	orbp	19.2	19.2	0.0	0.0				
Commercial-recreational	orcr	3.2	3.2	46.5	46.5				
Flood Control Project	orfc	13.8	13.8	0.0	0.0			354.7	364.2
Golf Course	orgc	190.3	190.3	0.0	0.0			109.5	109.5
Park	orp	6.1	6.1	2.8	2.8	0.0	0.0		
Community Park	orpc	0.0	19.3	18.4	2.0	37.3	12.9	13.6	13.6
Neighborhood Park	orpn	22.1	22.1	56.7	46.7	36.1	38.8	40.2	26.0
Regional Park	orpr	0.0	0.0	145.3	145.3				
Open Space	os	330.8	330.8	20.6	4.3	2,710.7	1,464.5	158.7	182.7
Airport	pa	982.7	982.7	0.0	0.0				
College	pc	22.0	22.0	0.0	0.0				
Public/Quasi Public	pf	10.9	10.9	36.7	36.7	0.0	0.0		
Firestation	pfs	0.6	0.6	0.0	0.0				
Neighborhood Center	pnc	7.1	7.1	0.0	0.0				
Church	pqch	108.8	147.9	58.1	58.1				
Cemetery	pqcm	0.0	0.0	100.7	100.7				
P G & E Sub-station	pqge	0.1	0.1	0.0	0.0	7.4	7.0		
Hospital	pqmh	45.5	45.5	23.7	23.7				
School (Central Area)	psce	0.0	0.0	0.0	0.0				
Elementary School	pse	95.8	95.8	216.0	187.3	141.9	114.6	91.2	77.2
High School	psh	58.7	58.7	85.5	85.5	59.9	60.0	39.1	39.1
Junior High School	psjh	0.0	0.0	19.2	19.2	42.5	40.0		
Middle School	psm	0.0	0.0	36.0	36.0			39.1	39.1
Middle/High School	psmh	0.0	0.0	0.0	0.0				
Special School	pss	8.0	8.0	3.4	3.4				
Water Recharge Basin	pwrh	13.8	13.8	0.0	0.0				
High Density	rh	203.6	204.2	20.8	20.8			0.0	0.0
Low Density	rl	77.5	585.1	289.9	289.9	378.9	34.6	106.5	258.6
Medium Density	rm	1,279.6	1,318.9	4,064.1	3,682.1	1,063.5	10.5	1,793.0	1,604.3
Medium-high	rmh	234.1	233.4	870.2	773.8	256.6	0.0	388.0	388.0
Medium-low	rml	1,006.1	630.9	920.7	97.2	2,052.6	4,239.0	1,236.6	1,175.7
Rural Residential	rru	503.3	599.5	4,277.8	4,201.5	1,057.8	480.7	1,057.8	925.6
Vacant	v								
Total		8,582.4	8,582.3	14,125.6	11,838.2	14,877.5	10,389.1	12,643.8	12,643.8

Exhibit 1
Alternative 9
1994 General Plan Update
Alt 7 with modifications in Edison and West Communities and NE Study Area
60,000 population in Freeway 41 corridor

LEGEND

RESIDENTIAL

- Rural
- Low
- Medium Low
- Medium
- Medium High
- High
- Residential (Central Area)

COMMERCIAL

- Parking
- Professional Services
- Office
- Neighborhood
- Limited Neighborhood
- Community
- General-heavy
- Special
- Business Park
- Regional
- Commercial (Central Area)
- Commercial mixed use level 1 (Central Area)
- Commercial mixed use level 2 (Central Area)

OPEN SPACE

- Open Space
- Agricultural
- Recreational
- Clear Zone
- Commercial-Recreational
- Community Park
- Flood Control project
- Golf Course
- Neighborhood Park
- Outdoor Environmental education area
- Park
- Ponding Basin (Park use)
- Ponding Basin
- Regional Park
- Multi-use
- Vista Points
- Vernal Pool
- Open Space (Central Area)

PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Junior High Schools
- Elementary & Middle School
- Junior High School
- Middle School
- Freshman School
- Middle & High Schools
- High School
- College
- Cal State University, Fresno
- Airport
- Cemetery
- Church
- Convention Center (Central Area)
- Community Activity Center
- Convalescent Hospital
- Fairgrounds
- Fire Station
- Government Offices
- Hospital
- Medical Center
- Neighborhood Center
- PG & E Substation
- Post Office
- Water Recharge Basin
- Civic Center (Central Area)
- Municipal Service Center (Central Area)
- School (Central Area)
- Court House (Central Area)
- Hospital (Central Area)

INDUSTRIAL

- Light
- Heavy
- Commercial/Industrial (Central Area)
- Industrial Reserve/Ag



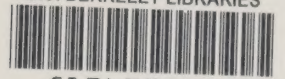
Exhibit 2
Alternative 10A
General Plan Update
Alt 9 with existing sphere of influence boundaries for the West Community
Modifications in NE and SE Study Areas
Scaled down urbanization in NE Study Area

LEGEND

RESIDENTIAL		PUBLIC FACILITIES	
	Rural		Public/Quasi-public Facility
	Low		Special School
	Medium Low		Elementary School
	Medium		Elementary & Junior High Schools
	Medium High		Elementary & Middle School
	High		Junior High School
	Residential (Central Area)		Middle School
COMMERCIAL			Freshman School
	Parking		Middle & High Schools
	Professional Services		High School
	Office		College
	Neighborhood		Cal State University, Fresno
	Limited Neighborhood		Airport
	Community		Cemetery
	General-heavy		Church
	Special		Convention Center (Central Area)
	Business Park		Community Activity Center
	Regional		Convalescent Hospital
	Commercial (Central Area)		Fairgrounds
	Commercial mixed use level 1 (Central Area)		Fire Station
	Commercial mixed use level 2 (Central Area)		Government Offices
OPEN SPACE			Hospital
	Open Space		Medical Center
	Agricultural		Neighborhood Center
	Recreational		PG & E Substation
	Clear Zone		Post Office
	Commercial-Recreational		Water Recharge Basin
	Community Park		Civic Center (Central Area)
	Flood Control project		Municipal Service Center (Central Area)
	Golf Course		School (Central Area)
	Neighborhood Park		Court House (Central Area)
	Outdoor Environmental education area		Hospital (Central Area)
	Park	INDUSTRIAL	
	Ponding Basin (Park use)		Light
	Ponding Basin		Heavy
	Regional Park		Commercial/Industrial (Central Area)
	Multi-use		Industrial-Reserve/Aq
	Vista Points		
	Vernal Pool		
	Open Space (Central Area)		



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